



102, 723 57 Avenue SW
Calgary, Alberta

MLS # A2294774



\$244,500

Division:	Windsor Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	816 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 527
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: All Window Coverings

Well-maintained and thoughtfully updated Adult living building, this main floor 2-bedroom unit in Windsor Park offers comfortable living in a highly convenient location. The home features updated flooring and lighting, along with a refreshed kitchen complete with stainless steel appliances. The bathroom has also been updated with modern fixtures and includes a relaxing jacuzzi tub. Over the years, additional improvements include interior doors, trim, and electrical updates. The unit offers the added convenience of in-suite laundry and extra storage. A desirable side window allows for a refreshing cross-breeze, helping keep the space cool during warmer months. With no neighbours on either side, this unit offers a unique level of privacy. An assigned parking stall is included. Ideally located just steps to transit with quick access to downtown, and close to Chinook Centre, the LRT, grocery stores, and everyday amenities, this is a highly walkable and accessible location. The building has undergone ongoing exterior improvements and shows pride of ownership throughout, with a strong reserve fund in place. A great opportunity for those seeking value in an established central community. Quiet building. Non-smoking home. No pets permitted.